

**Town of Chesterfield  
Board of Selectmen**

**MINUTES  
March 8, 2007**

**Call to Order**

Chairman Jon McKeon called the meeting to order at 6:00 PM. Others in attendance were Board members Wanda McNamara, Dan Cotter and Administrator Rick Carrier.

**Appointments**

- 6:15 Brad Chesley

Chesley was present with a complaint regarding the Kwader property purchased from David Hall. Chesley advised Hall had logged off the property prior to the sale. Kwader has put in an access point and has de-stumped the lot. Chesley presented pictures showing the progress of the work.

Chesley stated he was concerned with the de-stumping of the lot. Kwader had told Chesley he wanted to put a couple of houses in. DES had advised Chesley that de-stumping is changing the original use of the land with regard to current use.

Dawn Buker, DES, asked Chesley to call her when work is continued on the site. There was an Intent to cut that had expired June '06 and a Best Practice permit would allow for preparation for logging event. This permit would have been revoked due to the Intent to Cut expiration. Kwader had logged on the Poocham side of the lot and was done. Greenwood got involved due to complaints from the Pinnacle Springs Ext. side of the lot.

Chesley asked about the de-stumping. McKeon advised that could be part of the best practices for logging. DES has pulled the permit and Kwader is not allowed to continue work. Chesley was concerned that Kwader wasn't following proper procedures and he would do work without the representation of abutters. The Board asked that Chesley to advise them if he sees any work being done.

Chesley asked about setbacks for logging.

**For Signature**

- Manifest #10
- Selectmen minutes – March 1<sup>st</sup> – The Board signed the amended minutes.
- Kingsbury correspondence

**For Discussion**

➤ Riverside Motel

Greenwood has issued a Cease and Desist order on the motel construction until such time as the Planning and Zoning Boards can approve plans and variances. The reason for the cease and desist is due to the plans that were submitted for the building permit differed materially from the original plans approved by the Planning Board.

McNamara asked what the differences were and if there was a list. McKeon stated there wasn't a specific list but was noted in an e-mail he had sent to the Board members. The issues include life safety concerns, occupancy loads that would affect parking, sprinkling etc. There were function rooms in the building plans and the plans submitted to Greenwood didn't show the cutouts on the north and south ends of the building for garage doors. These door cuts make it a 4-story building and puts it in another category. The plans submitted to the Planning Board for approval are different than those submitted for the building permit

The Board read Bentley's letter requesting that they not enforce the Cease and Desist order but allow interior work go forward at the owner's risk.

McKeon and Cotter were not comfortable with the work continuing, as there are too many unknowns. McKeon was concerned that the contractor has not responded to Bevis' request for the elevator specs in his capacity as the Fire Chief.

Crocker's opinion was there would be no ramification to not enforcing the Cease and Desist. McKeon stated there are rules that need to be followed. McNamara wants it to work out and believes it would be a great asset to the Town. Cotter agrees but stated that it needs to be done right. McKeon stated it is no different than anyone else in Town; they need to follow procedures.

McKeon advised that the current plans were dated 2 weeks after the revised plans date that was approved by the Planning Board. McKeon stated he would like to leave the Cease and Desist order in place. Cotter stated if some things were clearer he might be willing to allow them to proceed with conditions.

*Cotter moves to continue with the Cease and Desist order without accommodations at this point. McNamara seconded the motion.*

McNamara believes the Board should allow them to continue with the work at the owner's risk and follow the attorney's opinion. It was noted that Crocker's opinion was on Bentley's request. Crocker advised there would be no legal down side to the Town allowing the work with conditions. Cotter stated that he would feel more comfortable with interior work continuing if Bevis and Greenwood's issues were addressed.

*Cotter moves to amend his motion that the Cease and Desist order would continue with penalties waived until next week's meeting to get Bevis and Greenwood's opinion. McNamara seconded the motion, which carried by majority. (2-Yes: Cotter, McKeon 1-No: McNamara).*

McKeon stated that if Saba started getting the information to Bevis and Greenwood that is requested it would show a good faith effort on their part. The Board's main goal is that Bevis and Greenwood have all the information they need to do their jobs.

➤ Town Meeting preparation

Carrier supplied a spreadsheet for the Board showing Warrant Article differences between the Select Board and the Budget Committee. It was noted that the Department Heads and Trustees would be present to defend their budgets as well as the Budget Committee being present to defend their cuts. The Select Board would be supporting departments.

The Town Office Building warrant article is expected to be amended on the floor to lower the article to 2.3 million dollar bond. This was due to the bids coming in lower. It was noted that there are 3 groups that have veto power in regard to the bids: the architect, the construction manager and the Town Office Committee.

Carrier advised he thinks there were 3 local contractors that had bid. Harrington was surprised that some did not as letters were sent out specifically to the local contractors. McKeon asked if there was a limit set to the work that the construction manager could do in the project. Cotter advised there is no contract yet.

➤ NIMS training

McKeon advised he had participated in training last year. Cotter took an application and will check his schedule to see if he is available. McKeon stated Deb Hogancamp should get an application.

➤ Old business

Pond Brook Rd Flooding – The Board signed the letter to Kingsbury.

Cersosimo Welcome Farm Rds – Nothing to date has been received showing the base and wear course on the roads.

E-911 – The Board will schedule the meeting with Bevis at the end of the month when the new Board member would be available.

➤ Next week's meeting

Next week's meeting will be held on Wednesday, March 14<sup>th</sup>.

**Information**

➤ Code Enforcement Cease & Desist

- Correspondence to State Representatives, re port-a-potty
- Misc. correspondence & newsletters

**Adjournment**

*With no other business to conduct, McNamara moved to adjourn, Cotter seconded and the motion carried.*

The meeting was adjourned at 7:25 PM.

Respectfully submitted,

Carol Ross  
Secretary

Approved by:

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Jon McKeon, Chairperson

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Date

\_\_\_\_\_  
Wanda G. McNamara

\_\_\_\_\_  
Date

\_\_\_\_\_  
Daniel J. Cotter

\_\_\_\_\_  
Date